

106.0

0002

0005.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,526,900 / 1,526,900

USE VALUE: 1,526,900 / 1,526,900

ASSESSED: 1,526,900 / 1,526,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HERRMANN LARS &	
Owner 2: DICANDIA DANIELA	
Owner 3:	

Street 1: 8 OLD MIDDLESEX PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SEAVER PROPERTIES LLC -

Owner 2: -

Street 1: 215 LEXINGTON ST

Twn/City: WOBURN

St/Prov: MA Cntry:

Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains 13,470 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Clapboard Exterior and 3980 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13470		Sq. Ft.	Site		0	70.	0.61	4									576,866						576,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							13470.000			943,900		6,100		576,900		1,526,900							
Total Card							0.309			943,900		6,100		576,900		1,526,900		Entered Lot Size					
Total Parcel							0.309			943,900		6,100		576,900		1,526,900		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		383.64		/Parcel: 383.6		Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	943,900	6100	13,470.	576,900	1,526,900	1,526,900	Year End Roll	12/18/2019
2019	101	FV	733,100	6100	13,470.	576,900	1,316,100	1,316,100	Year End Roll	1/3/2019
2018	101	FV	733,100	6100	13,470.	494,500	1,233,700	1,233,700	Year End Roll	12/20/2017
2017	101	FV	733,100	6100	13,470.	461,500	1,200,700	1,200,700	Year End Roll	1/3/2017
2016	101	FV	708,200	5000	13,470.	395,600	1,108,800	1,108,800	Year End	1/4/2016
2015	101	FV	690,600	600	13,470.	354,400	1,045,600	1,045,600	Year End Roll	12/11/2014
2014	101	FV	140,600	600	13,470.	328,000	469,200	469,200	Year End Roll	12/16/2013
2013	101	FV	235,400	600	13,470.	312,700	548,700	548,700		12/13/2012

Parcel ID 106.0-0002-0005.A

!8369!

PRINT

Date	Time
12/10/20	22:56:44
07/27/16	08:37:44
	ekelly
	8369

LAST REV

Date	Time
6/18/2015	Permit Insp
5/14/2015	SQ Returned
5/12/2014	External Ins
1/16/2014	Info Fm Prmt
7/10/2013	Info Fm Prmt
6/7/2013	Info Fm Prmt
3/10/2009	Meas/Inspect
10/28/1999	Meas/Inspect
8/7/1991	JK

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
5/12/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
7/10/2013	Info Fm Prmt	EMK	Elen K
6/7/2013	Info Fm Prmt	EMK	Ellen K
3/10/2009	Meas/Inspect	163	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
8/7/1991	JK		

Sign: VERIFICATION OF VISIT NOT DATA



Prior Id # 1:	67901
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	2	Rating: Very Good		A Bath:	Rating:														
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Very Good														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 2 - Clapboard				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B+ - Good (+)				CONDOS INFORMATION															
Year Blt: 1960	Eff Yr Blt: 2013			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G15		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.6 %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	10	4	M								
Sec Int Wall:		%		Economic:		Additions:													
Partition: T - Typical				Special:		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		Baths:													
Sec Floors: 4 - Carpet	25 %			Total: 0.6 %		Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY		Electric:													
Subfloor:				Basic \$ / SQ: 125.00		Heating:													
Bsmnt Gar:				Size Adj.: 0.97977382		General:													
Electric: 3 - Typical				Const Adj.: 0.99742496															
Insulation: 2 - Typical				Adj \$ / SQ: 122.156															
Int vs Ext: S				Other Features: 124395															
Heat Fuel: 1 - Oil				Grade Factor: 1.46															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 949548															
% Com Wall	% Sprinkled:			Depreciation: 5697															
				Depreciated Total: 943851															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
19	Patio	D	Y	1	30x15	A	AV	2015	3.08	T	5	101			1,300			1,300	
11	Pool-Vinyl	D	Y	1	8x15	G	GD	2015	41.35	T	3.8	101			4,800			4,800	
PARCEL ID				106.0-0002-0005.A															
More: N				Total Yard Items: 6 100				Total Special Features:				Total: 6 100							
RESIDENTIAL GRID																			
OTHER FEATURES																			
CONDO INFORMATION																			
REMODELING																			
RES BREAKDOWN																			
SUB AREA																			
SUB AREA DETAIL																			
IMAGE																			
AssessPro Patriot Properties, Inc																			